

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **April 11, 2005**

Members Present-

Robbie Rogers-Director/Chairperson, Marie Keenum-911 Coordinator, Dan Hickey-Fire Services, Dale Parrett-Public Works, Aimee Webb-Development Coordinator, Mike Springstead-Springstead Engineering, Barry Ginn-Ginn Engineering, Terry Neal-Attorney, Becky Howard-Deputy Clerk, Keith Hunter-Environmental Health, Brad Burris-Fire Services, and Alysia Akins-Secretary.

The meeting convened at 2:05 P.M.

Approval of Minutes-

Mrs. Webb made a motion to approve the minutes from April 4, 2005, subject to the correction of Parkwood Subdivision being located north of Buffalo Ridge. Mr. Parrett seconded the motion and the motion carried.

OLD BUSINESS-

Parkwood Residential Subdivision Development – Major Development – Preliminary Plan Review

Ted Sentgeorge, Wantman Group, Inc., and Steve Richey, legal representative, were present to discuss the requested CR 101 improvements. The applicant has met with Public Works to discuss the required improvements to CR 101. A plan profile and drainage details were submitted. All staff and engineering comments have been addressed on revised preliminary plans for the residential portion of the development. An authorization letter from the property owner was submitted. Section One of the proposed improvements for CR 101 includes the portion from the north to south boundary of the proposed project with a swale system. The landscape berm to be provided in the county right-of-way will be maintained by the Homeowner's Association for Parkwood. Section Two includes the lanes located to the south of the proposed project that will be brought to code standards. The applicant will maintain all portions of the stormwater retention not currently maintained by the Villages. Right-of-way issues were discussed. The revised plans show a design and compensation for all drainage. The Villages have given up 25' for a prescriptive easement in their plats along CR 101. Surrounding proposed developments were discussed. The vicinity sketch scale was discussed. The proposed subdivision will be named "Parkwood".

Mr. Ginn moved to approve the revised preliminary plans, subject to all addressed comments being reviewed by the Committee and all issues regarding the covenant restrictions being addressed. Mrs. Keenum seconded the motion and the motion carried.

NEW BUSINESS-

Grace Tabernacle Church – Major Development – Preliminary Plan Review

Bob Hunt, project agent, was present and requesting preliminary approval to construct two buildings consisting of 32,720 square feet. Staff comments included the following: impact fees, owner agent information, vicinity map, project zoning information, land use and zoning information for surrounding properties, on-site sign information, correct phone company, setbacks, existing mobile home on site, existing well/septic, parcel combination, typical details for paved parking area, and all regulatory agency permits. Impact fees are based on an adopted ordinance. Mrs. Rogers will coordinate with the applicant's traffic study engineer regarding the ordinance and procedures. Engineering comments included the following: contact information, label plans as preliminary, provide legend, special use permit information, land use and zoning for adjacent properties, sidewalk along C-468 right-of-way, existing spot elevations, retention issues, reference to inlets, utility connections, stormwater calculations, and water/wastewater facilities. A possible left turn lane on the curve along C-468 may be needed due to sight distance issues. The applicant was requested to coordinate with Public Works regarding the proposed sidewalk. A letter from the City of Wildwood regarding utility connections is required. The applicant will coordinate with the City of Wildwood regarding possible jack and boring of C-468 for utility line installation.

Mrs. Keenum moved to approve the preliminary plans subject to all comments being addressed. Mrs. Howard seconded the motion and the motion carried.

Medallion - Master Plan Review

County Line Corporate and Commerce Center – Master Plan Review

Mrs. Webb explained the applicant had requested to table these two projects until April 25, 2005.

Mrs. Keenum moved to table the projects until April 25, 2005 at the applicant's request. Mrs. Webb seconded the motion and the motion carried.

Mr. Burris and Mr. Ginn excused themselves at 2:35 PM.

VOS: Unit 128 – Major Development – Preliminary Plan Review

Chris Germana, Kimley-Horn and Associates, Inc., was present to request preliminary approval to develop a 181-lot subdivision. There were no comments from staff or the engineer. There is no secondary access proposed due to the subdivision being surrounded by golf courses.

Mr. Springstead made a motion to approve the preliminary plans. Mrs. Webb seconded the motion and the motion carried.

The next meeting is scheduled for April 18, 2005.

Mrs. Keenum moved to adjourn. Mrs. Webb seconded the motion and the motion carried. Meeting adjourned at 2:40 PM.